

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL F-3
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Washington Plaza Associates has expressed a desire to purchase said Parcel F-3 for the purpose of developing a small shopping center:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Washington Plaza Associates be and hereby is conditionally designated as Redeveloper of Disposition Parcel F-3, subject to submission within 30 days of the following documents satisfactory to the Authority:

- a. Pre-preliminary plans including a preliminary site plan.
- b. Proposed construction schedule.
- c. Draft of a Penalty Bond or other security device in the total penal sum of \$25,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule.

2. That this designation is subject to concurrence in the minimum disposition price and proposed disposal transaction by the Department of Housing and Urban Development.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Washington Plaza Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WEINBERG AND ROSEN

ATTORNEYS AT LAW

20 BEACON STREET
BOSTON 8, MASSACHUSETTS

NORMAN S. WEINBERG
ALBERT J. ROSEN

CAPITOL 7-8220

June 16, 1967

Boston Redevelopment Authority
1108 City Hall Annex
Boston, Massachusetts 02108

Re: Disposition Parcel F-3
Washington Park Urban Renewal Area

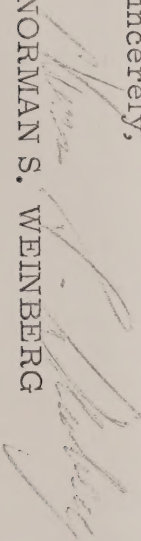
Dear Jim:

Thanks for your letter of June 13, 1967

In reply, I can state that our group, including Mr. Rosen, the Goldbergs, and Weinberg and Rosen are no longer interested in the parcel.

Thanks for your courtesy.

Sincerely,


NORMAN S. WEINBERG

NSW:M

MEMORANDUM

June 9, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Designation of Developer
Disposition Parcel F-3
Washington Park Urban Renewal Area

SUMMARY: This memorandum recommends the tentative designation of Washington Plaza Associates as Redeveloper of the Washington Street Shopping Center Parcel.

Disposition Parcel F-3 is approximately 114,600 sq.ft. in area, and is located at the intersection of Washington Street and the new Washington Park Boulevard. It is the second major commercial site in the project area.

On November 12, 1965, the Authority designated Herman and Sam Goldberg, operators of a market on Washington Street, Samuel and Albert Rosen and Norman Weinberg as developers of the parcel, but this group was unable to obtain the necessary financing and has indicated they are no longer interested in the site.

Joel B. Wilder, Irving Levy, Theodore W. Berenson, Arthur Schactman and Albert L. Manley have formed a joint venture for the purpose of submitting a proposal to develop the site with a small shopping center. The development would be built around a 15,000 sq.ft. store to be leased by The Great Atlantic and Pacific Tea Co., Inc. with 7200 square feet of adjoining space to be subdivided into smaller stores.

Mr. Alan Chapman of the firm of Chapman and Goyette of Cambridge, Massachusetts, would be the architect.

This architectural firm is highly regarded, and on the basis of a firm commitment of The Great Atlantic and Pacific Tea Co. to become the major lessee, financing appears to be secured.

This highly visible site directly across the boulevard from the Metropolitan District Commission skating rink and pool has been vacant for some time, and I recommend that Washington Plaza Associates be tentatively designated as Redeveloper of the parcel. A preliminary site plan has already been prepared, and if selected, they will submit pre-preliminary plans within thirty days.

An appropriate Resolution is attached.

Attachment

